

**ORDINANCE NO. 224-1998**

**AN ORDINANCE TO ADOPT THE STATE BUILDING CODE  
AND RELATED MATTERS**

WHEREAS, the following statutes provide authority to Kitsap County to administer and enforce the State Building Code within the unincorporated boundaries of Kitsap County:

1. RCW 19.27, the State Building Code which includes: WAC 5140, 5142, 5144, 5145, 5147, 5111, 5113, and 5119 as adopted and as further revised by WAC and State legislative procedures or by Kitsap County Ordinance.
2. RCW 43.22.440, Installation Standards for Manufactured Homes (Mobile Homes).
3. RCW 43.22.455, Installation Standards for Modular Homes and Modular Commercial Buildings.
4. RCW 36.70A, The Growth Management Act as it applies to the construction of buildings.
5. RCW 70.77, Regulations for Firework Sales, Use, and Pyrotectic display; and

WHEREAS, certain modifications and/or amendments to the State Building Code as it applies to Kitsap County are permissible, necessary and desireable in order to provide enforcement consistent with the philosophies of Kitsap County; and

WHEREAS, it is otherwise in the interest of public health, safety and welfare so to do;

NOW THEREFORE, be it ordained by the Kitsap County Board of County Commissioners:

## **Chapter 1 Administration**

### **Section 1.1—Title**

This Ordinance shall be known as the Kitsap County Building Code.

### **Section 1.2—Purpose and Scope**

The purpose of the Kitsap County Building Code is to regulate construction and or development of site work within the unincorporated boundaries of Kitsap County. Further it is the purpose of this ordinance to adopt locally state mandated laws and codes regulating construction in order to promote the health, safety and welfare of the occupants or users of buildings and structures and the general public as a whole by enforcement of building codes throughout this jurisdiction.

It is also the purpose of this ordinance, through enforcement of referenced codes, to regulate the safe and proper function of elements of a site or site improvement work and essential systems of a building including: plumbing and sanitation, water conservation, heating, air conditioning, ventilation, energy efficiency, fire suppression systems, alarm systems, and fire department access.

Provided, notwithstanding anything in this ordinance or in the codes adopted by this ordinance to the contrary, this ordinance establishes duties owed to the public as a whole and not any duties to protect any person or class of persons.

### **Section 1.3—Kitsap County Amendment or Additional Language Format**

Kitsap County Amendments and/or Additional sections contained within this Ordinance retain the same code section designations as the original documents or similar numbering and section designations in order to produce a user friendly document.

### **Section 1.4—Referenced Codes**

Pursuant to and by the authority of RCW 19.27, RCW 43.22, RCW 36.70A, and RCW 70.77. The following codes and standards are adopted by reference.

1. The Uniform Building Code (1997 Ed.), published by the International Conference of Building Officials, together with:

Appendix 3 Division II, Agricultural Buildings; and

Appendix 15, Re-roofing, as adopted and amended herein; and

Appendix 18, Dampproofing, as adopted and amended herein; and

Appendix 33, Grading; and,

This shall be known hereafter as The Uniform Building Code or the UBC Vol. 1 and 2; and

The Uniform Building Code Standards (1997 Ed.), published by the International Conference of Building Officials.

This shall be known hereafter as the Uniform Building Code Standards or the UBC Vol. 3; and

2. The Uniform Mechanical Code (1997 Ed.), published by the International Conference of Building Officials together with:

Appendix A, Standard 6-1, Standard for Metal Ducts; and

Appendix A, Standard 6-3, Standard for Installation of factory-made Air Ducts as adopted and amended herein; and

Appendix C, Chapter 8, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods and Appliances listed for use with Type B Vents.

This shall be known hereafter as The Uniform Mechanical Code or the UMC; and

3. The Uniform Fire Code (1997 Ed.), published by the International Fire Code Institute as adopted and amended herein, including Article 9 as amended herein, together with:

Appendix II-F, Protected Aboveground Tanks for Motor Vehicle Fuel-Dispensing Stations Outside Buildings; and,

Appendix II-J, Storage of Flammable and Combustible Liquids in Tanks Located Within Below-Grade Vaults; and ,

Appendix III-A, Fire-Flow Requirements for Buildings, as adopted and amended herein; and

Appendix VI-G, Cryogenic Fluids; and,

This shall be known hereafter as The Uniform Fire Code or the UFC Vol. 1; and

The Uniform Fire Code Standards (1997 Ed.), published by The International Fire Code Institute. This shall be known hereafter as the Uniform Fire Code Standards or the UFC Standards Vol. 2; and

4. The Uniform Plumbing Code (1997 Ed.), published by the International Association of Plumbing and Mechanical Officials, together with:

Appendix Chapters B, Explanatory Notes on Combination Waste and Vent Systems; and

Appendix Chapter D, Sizing of Storm Water Drainage Systems; and,

Appendix Chapter I, Installation Standards: and,

*Provided*, Chapters 11 and 12, are not adopted. *Provided further*, notwithstanding any wording or reference to the contrary, that references contained in the Uniform Plumbing Code relating to mechanical venting and combustion air of fuel fired appliances found in Chapter 5 and portions of the code addressing building sewers are not adopted; and

5. The Uniform Code For The Abatement of Dangerous Buildings (1997 Ed.), published by the International Conference of Building Officials. This shall be known hereafter as the Dangerous Building Code or DBC adopted as amended herein; and
6. The Washington State Energy Code as amended and published by the Washington State Building Code Council, WAC 51-11. This shall be known hereafter as the WSEC; and
7. The Washington State Ventilation and Indoor Air Quality Code as amended and published by the Washington State Building Code Council, WAC 51-13. This shall be known hereafter as the VIAQ; and

8. The Washington State Historic Building Code (1991 Ed.), as published by the Washington State Building Code Council. WAC 51-19; and

**Note:** The Washington State Historic Building Code, 1991 edition, is adopted pursuant to the authority of RCW 19.27. Due to the wording of the RCW, no provision was provided for the maintenance of the Historic Building Code by the Building Code Council or by WAC.

Because no updating process is in place, the wording contained in the 1991 version of the Historic Building Code may not be consistent with the corresponding wording contained in the other adopted construction codes contained within this ordinance.

When a building permit or application for building permit is requested for Historic Buildings within this jurisdiction, the Building Official shall determine the meaning of phrases, words, and designations whenever terminology is in question.

9. The Washington State Manufactured Homes Installation Requirements, or Mobile Homes Installation Requirements: Pursuant to RCW 19.27 and RCW 43.22.440, the installation standards of WAC 296-150M Sections 0020, 0500, and Sections 0600 through 0730 together with the reference standards listed therein; and
10. The Washington State Factory Built Housing and Commercial Structures Installation Requirements, or Modular Installation Requirements: Pursuant to RCW 19.27 and RCW 43.22.455, the installation standards of WAC 296-150F together with the reference standards listed therein.

**Note:** *Washington State amendments are not reprinted within the body of this ordinance.*

### **Section 1.5—Conflicts Among Codes**

In case of conflict among the above adopted codes, the codes adopted by reference in Section 1.4 - 1, 2, 3 and 4 determine the hierarchy. The first named code shall supersede and shall govern over those following, except as specifically described within WAC 51-11 through 51-47.

### **Section 1.6—Administration and Enforcement of Code**

The Building Division of the Kitsap County Department of Community Development is charged with the administration and enforcement of the Kitsap County Building Code. To this end, the Director of the Department of Community Development shall provide a system that will retain necessary personnel, conduct inspections and investigations, issue appropriate permits, maintain necessary records and files, and do, or cause to be done, all things necessary and proper for the administration and enforcement of the Kitsap County Building Code.

## Chapter 2 Definitions Chapter

### Section 2.0

The definitions contained in the Codes adopted by reference in Chapter 1 together with the definitions contained within the applicable RCW and WAC provisions shall apply to the enforcement of this Ordinance unless amended in this section.

Where terms, phrases and words are not defined, they shall have their ordinary accepted meanings within the context with which they are used. *Webster's Third New International Dictionary of the English language, Unabridged*, copyright 1986, shall be considered as providing ordinarily accepted meanings.

Because this section contains amended definitions or terms, a full alphabetical listing of definitions is not duplicated here. Where a term or phrase is defined in this section, the definition printed in this section amends the corresponding definitions in the codes or laws adopted by reference.

### Section 2.1

**Administrative Authority** shall mean the Director of the Department of Community Development or the Designee of the Director of the Department of Community Development. The Administrative Authority is responsible for enforcement and administrative requirements of the Uniform Plumbing Code as adopted by this ordinance.

**Administrator** shall mean the Kitsap County Board of Commissioners.

**Basic Plan** shall mean blueprint or drawing used to obtain repetitive building permits for:

- Single-family dwellings with or without attached carports or garages.
- Residential carports or garages.
- Residential structures such as pump houses, fences, or retaining walls.
- Residential Multi-family carports or garages.

**Building Official** shall mean the Director of the Department of Community Development or The Designee of the Director of the Department of Community Development. The Building Official is responsible for the enforcement and administrative requirements of the following: The Uniform Building Code and Uniform Building Code Standards, the Uniform Mechanical Code, the Washington State Energy Code, The Washington State Ventilation and indoor Air Quality Code, the Washington State Historic Building Code as adopted by this ordinance.

**Chief** shall mean the Director of the Department of Community Development or The Designee of the Director of the Department of Community Development. The Chief is responsible for the enforcement and administrative requirements of the Uniform Fire Code as adopted by this ordinance.

**Chief of Police or Police Department** shall mean the Kitsap County Sheriff.

**Executive Body** shall mean the Kitsap County Board of Commissioners.

**Fire Department** shall mean the Fire Prevention Bureau of the Department of Community Development.

## Chapter 3 Fee Schedules Chapter

### Section 3.1—Uniform Building Code Plan Review Fees

A. *Section 107.2 of the Uniform Building Code is amended as follows:*

**107.2 Permit Fees.** The fee for each permit shall be as set forth in Table 1-A, Appendix A of this ordinance.

**EXCEPTION:** The building permit fee shall be 80% of the building permit fee listed in Table 1-A, Appendix A of this ordinance, for R-3 and U occupancies.

B. *Section 107.3 of the Uniform Building Code is amended as follows:*

**107.3 Plan Review Fees.** When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A, Appendix A of this ordinance.

**EXCEPTION:** The plan review fee for R-3 and U occupancies shall be 50% of the building permit fee as shown in Table 1-A.

### Section 3.1.1—Uniform Building Code Fee Schedule 1997

Uniform Building Permit Fee Table 1-A-1997 is adopted as amended in Appendix A of this ordinance.

### Section 3.1.2—Valuation Determination

The Building Permit Fee Schedule utilizes the Valuation Criteria as set forth in UBC Section 107.2 in order to establish the Plan Review Fee, Investigation Fee, Building Permit Fee, and Renewal Fees. Copies of the valuation criteria are available, upon request, at the Department of Community Development.

### Section 3.2—UBC Basic Plan Fee Schedule

Fee schedule for the Basic Plan process:

- A. Setup fee: An initial set up fee shall be assessed for each Basic Plan.  
\$300.00 where the Valuation is 50,000.00 and greater.  
\$150.00 where the Valuation is 49,999.99 and lower.
- B. Basic Plan Review Fee. Basic Plans shall be assessed:  
½ the required plan review fee.
- C. Modification to a Basic Plan. Revision to Basic Plans shall be assessed:  
\$100.00 or an amount equal to the plan review fee, whichever is the lesser amount.

Building permit fees adopted in Section 3.1 shall be the same for the Basic Plan process as permits that are not part of the Basic Plan process.

### Section 3.3—UMC 1997

Mechanical Permit Fees Table 1-A-1997 is adopted as amended in Appendix B of this ordinance.

### Section 3.4—UMC Fee Exemption

*Section 115.2 of the Uniform Mechanical Code is amended by adding an additional paragraph as follows:*

**Section 115.2 Permit Fees.** The fee for each permit shall be as set forth in Table 1-A, Appendix B of this ordinance.

**EXCEPTION:** For R3 (Single-Family Dwelling) and U (Private Garages) occupancies, No mechanical unit or issuance fees shall be assessed when mechanical work is proposed in conjunction with construction regulated by the Uniform Building Code where a building permit application and permits are applied for and issued.

### Section 3.5—UFC Temporary Structures Fees

Temporary membrane structures, tents and canopies regulated by Article 32 as adopted by Kitsap County shall obtain a separate permit prior to each installation.

At the time of permit submittal for temporary structures, a fee of \$100.00 shall be paid.

### Section 3.6—Fireworks Permit

Pursuant to RCW 70.77 prior to the installation or erection of temporary structures on a parcel of land, a fee of \$100.00 shall be submitted together with a building permit application. The fire prevention bureau shall review the information required for temporary structures erected for the sale of fireworks, and if found to comply with RCW 70.77 shall issue a temporary fireworks sale structure permit.

### Section 3.7—UPC 1997

*Section 103.4.1 of the Uniform Plumbing Code is amended by adding an additional paragraph as follows:*

**Permit Fees.** The fee for each permit shall be set forth in Table 1-1, Appendix C of this ordinance.

**EXCEPTION:** For R3 (Single-Family Dwelling) and U (Private Garages) occupancies, no plumbing fixture or issuance fees shall be assessed when plumbing work is proposed in conjunction with construction regulated by the Uniform Building Code where a building permit application and permits are applied for and issued.

### Section 3.8—Plumbing Fee Schedule

Table 1-1 - Plumbing Permit fees is adopted as amended in Appendix C of this ordinance.

### Section 3.9—Fees for the Installation of Manufactured Homes, Modular Homes, and Modular Commercial Buildings

The fee for the installation or placement of each manufactured home, modular home or modular commercial building shall be as set forth in Manufactured and Modular Building Fees Table as follows:

### Manufactured and Modular Building Fees

For the installation on a parcel of land	\$100.00 <sup>1</sup>
For the installation on a site in a mobile home park	\$ 50.00 <sup>1</sup>
Reinspection fee	\$ 50.00
Permit renewal fee	\$ 50.00*
Stop Work (Investigation fee amount equal to the installation fee)	\$100.00 or \$50.00
Certificate of occupancy for modular commercial building	\$ 50.00

\*Provided that at least one required inspection has been performed and approved.

<sup>1</sup>The fees shall be paid at the time of permit application.

### Section 3.10 Procedures for the inspection of pre-fabricated construction.

Applications for permits and permits for the installation of all manufactured and all modular buildings are subject to the same procedures and requirement stipulated for buildings regulated by the Uniform Building Code Chapter 1.

**EXCEPTION:** UBC Sections 108.5.4-Framing Inspection, Section 108.5.5-Lath or Gypsum Board Inspection, UPC Sections regulating supply and waste piping, duct work, venting and gas piping are inspected as part of the manufacturing process prior to installation on a site or parcel or as part of any alteration and are governed by the Washington State Department of Labor and Industries.



## Chapter 4 Building Code Amendments

### Section 4.1—Permit Required

*UBC Section 106.1 is amended as follows:*

**Section 106.1 Permits required.** Except as specified in Section 106.1.2, 106.1.3, 106.2, and UBC Appendix 15—Reroofing, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

Provided, no such permit is required for the non-structural repair of any building or structure where the activity does not entail plumbing, mechanical, or energy conservation modifications or additions or require an expenditure greater than one thousand five hundred dollars (\$1,500.00) market value.

### Section 4.2—Permit Required, Tenant Permit - New Building

*UBC Section 106.1 is amended by adding an additional section as follows:*

**Section 106.1.1 Permits required prior to occupancy.** When a building is constructed with future tenant spaces intended to be finished at a later date, a separate building permit is required and inspections performed for each tenant space.

The fee for issuance of a tenant permit to occupy new buildings is listed in Section 3.1.1 Table 1-A Building Permit Fees (Appendix A).

**EXCEPTIONS:**

1. Buildings with only one tenant where the scope of the building permit includes finishing the space.
2. All R3, & U occupancies.
3. Individual dwelling units of R1 occupancies and related individual spaces of S3 occupancies.
4. Individual rental units of mini-storage buildings.

Upon approval of all required inspections and completion of the scope of the permit to finish the tenant space, a certificate of occupancy shall be issued.

### Section 4.3—Permit Required, Tenant Permit - Existing Building

*UBC Section 106.1 is amended by adding a new Section as follows:*

**Section 106.1.2 Permit required Prior to Occupancy, Existing Building.** A building permit is required and shall be obtained prior to use or occupancy of an existing building or portion thereof.

The fee for issuance of a tenant permit to occupy existing buildings is listed in Section 3.1.1 Table 1-A Building Permit Fees (Appendix A).

**EXCEPTIONS:**

1. Provided there is no new construction or change in use, no tenant permit is required for the continuous occupancy or use of a building or portion thereof provided the building or portion thereof has previously obtained a building permit and final inspection and has been issued a certificate of occupancy.
2. No tenant permit is required for occupancies in existence prior to the first adoption of the Uniform Building Code in Kitsap County, provided the original use or occupancy has been maintained.
3. All R3, & U occupancies.

4. Individual dwelling units of R1 occupancies and related individual spaces of S3 occupancies.
5. Individual rental units of mini-storage buildings.

Upon approval of all required inspections and completion of the scope of the permit to finish the tenant space, a certificate of occupancy shall be issued.

#### **Section 4.4—Revised Certificate of Occupancy**

*UBC Section 109 is amended by adding an additional section as follows:*

**Section 109.7 Revised Certificate.** If the information supplied as required by Section 109.3 1-5 changes, a revised certificate shall be issued. It shall be the responsibility of the owner of the business to inform the Department of Community Development of changes required in order to maintain current information.

The fee for issuance of a revised certificate is listed in Section 3.1.1 Table 1-A Building Permit Fees Appendix A of this ordinance.

#### **Section 4.5—Basic Plan System**

*UBC section 106.3.1 is amended by adding an additional section as follows:*

**Section 106.3.1.1 Basic Plan System.** The Building Official may institute a program to facilitate the repeated use of a blueline drawing or construction plan.

The purpose of the Basic Plan system is to create a more efficient, cost saving procedure; to reduce redundant plan reviews; to maintain records pertaining to Basic Plan building permits; and to develop a cost saving method of obtaining residential building permits in order to promote affordable housing for the citizens of Kitsap County.

A person or company holding title or copyright to the plans may establish a Basic Plan by application and the payment of a one time setup fee. Once established, the Basic Plan will be assigned a file number, and will be retained on record in order to be used for issuance of building permits. A building permit shall be issued provided the required application has been received, assessed fees have been paid and other required documentation regarding the suitability of the lot or land on which the building is to be constructed is found to be in compliance with the Zoning Code, Critical Areas Ordinance, Shoreline Management Ordinance, this Ordinance and any other law enforced by Kitsap County regulating construction.

#### **Section 4.6 —Required Inspection Amendment**

*UBC Section 108.5.3 is hereby deleted.*

#### **Section 4.7—Complete Application**

Pursuant to RCW 19.27.095 and RCW 19.27.097, and in addition to the requirements of UBC section 106.3.1, no building permit application shall be complete unless or until evidence of an adequate water supply and evidence of an adequate sewage disposal system for the intended use of the building is provided from an approved agency for structures where plumbing fixtures are part of the proposed building permit application.

Evidence shall be one of the following:

- A. Upon Building Permit Application, where parcels are serviced by on-site sewage disposal systems, an accepted Building Site Application or an accepted Building Clearance is required for:
  1. New construction.

2. Additions where there is an increase in the floor area which extends beyond the original exterior walls.
  3. Alteration or remodeling where the total number of bedrooms is increased.
  4. Change in use which results in an increase in the water/sewage volume or potential health risk.
  5. An increase in occupant load served, except for U, R-3 and individual units of an R-1 occupancies
- B. Upon Building Permit Application, a Sewer Permit and an accepted Building Clearance are required for new single-family residences, new duplexes, new multi-family, and all commercial permits.

### Section 4.7.1—Certificate of Concurrency

In addition to the requirements in Section 4.7 and UBC Section 106.3.1.1 a certificate of concurrency shall be submitted when required by this section and the provisions of the Kitsap County Concurrency Ordinance, Ordinance 218-1998 or its successors. Unless specifically exempt from concurrency as specified in Section 9.0 of ordinance 218-1998, a copy of the issued Certificate of Concurrency for the proposed development is required prior to the acceptance of all Building Permit Applications.

### Section 4.8—Fire Extinguishing Systems

*UBC Section 904.2 is amended as follows:*

- A. **Section 904.2.1 Where required.** An automatic fire-extinguishing system shall be installed in all Group B and S occupancies of 10,000 or more square feet of floor area, and when required by 904.2.2. For all other occupancies, A an automatic fire-extinguishing system shall be installed in the occupancies and locations as set forth in this section.

For provisions on special hazards and hazardous materials, see the Fire Code.

- B. **Section 904.2.3 Group A Occupancies.** An automatic fire-extinguishing system shall be installed in all Group A occupancies of 10,000 or more square feet of floor area.
1. **Section 904.2.3.3 Exhibition and display rooms.** An automatic sprinkler system shall be installed in Group A Occupancies that have more than ~~42,000~~ 10,000 square feet (~~4415 m<sup>2</sup>~~) of floor area that can be used for exhibition or display purposes.
- C. **Section 904.2.5 Group F Occupancies.** An automatic fire-extinguishing system shall be installed in all Group F occupancies of 10,000 or more square feet of floor area.
- D. **Section 904.2.8 Group M Occupancies.** An automatic sprinkler system shall be installed in rooms classed as Group M Occupancies where the floor area exceeds 12,000 square feet (1115 m<sup>2</sup>) on any floor or 24,000 square feet (2230 m<sup>2</sup>) on all floors all Group M occupancies of 10,000 or more square feet of floor area, or in Group M Occupancies more than three stories in height. The area of mezzanines shall be included in determining the areas where sprinklers are required.
- E. **Section 904.2.9 Group R, Division 1 Occupancies.** An automatic sprinkler system shall be installed throughout every apartment house Group R, Division 1 occupancy of 5,000 square feet or more total floor area or three or more stories floors in height or containing 16 or more dwelling units, every congregate residence three or more stories in height of having an occupant load of 20 or more, and every hotel three stories in height or containing 20 or more guest rooms. Residential or quick-response standard sprinklers shall be used in the dwelling units and guest rooms portions of the building.

F. **Section 904.3.1 Where required.** All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically monitored where the number of sprinklers are:

1. Twenty or more in Group I, Divisions 1.1 and 1.2 Occupancies.
2. ~~One Hundred~~ Eighty or more in all other occupancies.

Valve monitoring and water-flow alarm and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote station or proprietary monitoring station as defined by national standards, or, when approved by the building official with the concurrence of the chief of the fire department, sound an audible signal at a constantly attended location.

**EXCEPTION:** Underground key or hub valves in roadway boxes provided by the municipality or public utility need not be monitored.

## Section 4.9—Dampproofing Foundations

*The following Sections of UBC Appendix 18 are adopted:*

**UBC Appendix 18 Sections:** 1829—Scope, 1833—Wall dampproofing, 1834—Other dampproofing and water proofing requirements.

## Section 4.10—Reroofing

A. *UBC Appendix Chapter 15 is adopted as amended by the following:*

**Appendix Section 1515.1 ~~Written Approval~~ Permit Required.** New roofing shall not be applied without first obtaining ~~written approval from the building official~~ a building permit.

**EXCEPTION:** A permit is not required in order to: (1) repair or maintain roofing or flashing, drainage or ventilation; (2) reroof R-3 or U Occupancy less than 2100 sq. ft. of roof surface provided no structural work other than the replacement of roof sheeting is permitted.

The building official may allow existing roof coverings to remain when evidence reveals all of the following:

1. The roof structure is sufficient to sustain the weight of the additional dead load of the new roofing.
2. The roof deck is structurally sound.
3. Roof drains and drainage are sufficient to prevent extensive accumulation of water.
4. The existing roofing is securely attached to the deck.
5. Existing insulation is not water soaked.
6. Fire-retardant requirements are maintained.
7. Attic ventilation is maintained and meets current code.

B. *Appendix Section 1515.2 Required Inspections is amended by deleting section 1515.2.1.*

## Chapter 5 Mechanical Code and Mechanical Code Appendix Chapter Amendments

### Section 5.1—COMBUSTION-AIR OPENINGS

*UMC Section 702.1 is amended as follows:*

**702.1 Location.** Unless otherwise approved by the Building Official, buildings or parts of buildings classed as Group U-1, S-3, S-5, H-4, or H-5 shall provide one opening shall be located within the upper 12 inches (304 mm) of the enclosure and one opening shall be located within the lower 12 inches of the floor of the enclosure.

**EXCEPTION:** The lower opening may be located more than 12 inches (304 mm) of the floor of the enclosure when approved by the building official provided the lower combustion air opening is located as low as possible.

In all other buildings, One opening shall be located within the upper 12 inches (304 mm) of the enclosure and one opening shall be located within the lower 12 inches (304 mm) of the enclosure.

**EXCEPTION:** When all air is taken from the outdoors for an appliance with a minimum clearance of 1 inch (25 mm) on the sides and back and 6 inches (152 mm) on the front, one opening shall be permitted and located within the upper 12 inches (305 mm) of the enclosure.

### Section 5.2—Uniform Mechanical Code Appendix Chapter Amendments

*UMC Appendix A, Standard 6-3, Part B - Flexible Ducts Section 6.307.1.1 is amended as follows:*

#### **UMC Appendix A, Standard 6-3, Part B - Flexible Ducts Section 6.307.1.1**

The routing and length of flexible duct, the number of bends, the number of degrees of each bend and the amount of sag allowed between support joints will have serious effects on system performance due to the increased resistance each introduces. Use the minimum length of flexible duct to make the connections. It is not recommended that excess lengths of ducts be installed to allow for possible future relocation of air terminal devices.

The maximum length of flexible ducts or duct connectors shall not exceed 14 ft (4.27m).

**EXCEPTION:** Duct length may be increased when the duct sizing, number and radius of bends, offsets, connections, and sag has been specifically designed By a Washington State Mechanical Engineer.

## Chapter 6 Uniform Fire Code Amendments

### Section 6.1—Review and Inspection, Permit Required.

*UFC Section 1001.3 is amended by adding an additional section as follows:*

**Section 1001.3.1 Separate permit required.** Plans submitted for an automatic fire-extinguishing or fire alarm system shall be submitted as a separate building permit application. Fees shall be in accordance with UBC Section 107.2 and 107.3.

### Section 6.2—Investigation fees.

*UFC Section 103.3.1.3 is amended by adding an additional section as follows:*

**Section 103.3.1.3.1 Investigation Fee.** Stop work orders may be assessed an investigation fee equal in cost, and in addition to, the permit fee in accordance with UBC 107.5.2

### Section 6.3—Intent.

Intent: It is the intent of this ordinance to charge the Department of Community Development, specifically the Fire Prevention Bureau, with the administration and enforcement of the Uniform Fire Code insofar as inspections and permits are involved, but to leave the extinguishment of fires and other emergencies to regular, trained firefighting personnel. It is recognized that the Uniform Fire Code contemplates that both functions aforementioned would be performed by regular, trained firefighting personnel. *However*, it is in the interest of the public health, safety and welfare that inspections, fire investigations and permits be administered and enforced by the Fire Prevention Bureau division of the Building Division of the Department of Community Development. Any provisions of the Uniform Fire Code contrary to the intent expressed above shall be construed to give effect to such intent whenever possible.

### Section 6.4—Inspection and Enforcement.

UFC Section 103.2.1.1 (2) is deleted.

### Section 6.5—Permits.

*UFC Section 105.8 is adopted except for the following subsections:*

**Section 105.8 Permits.** a.1. Aerosol products, a.3.aircraft refueling vehicles, a.4. asbestos removal, a.5. automobile wrecking yard, b.1. battery system, c.1 candles and open flames in assembly areas, c.2 carnivals and fairs, c.3. cellulose nitrate film, c.4. cellulose nitrate storage d.1. dry cleaning plants, d.2 dust-producing operations, l.3. lumber yards, m.1. magnesium working, m.2 .mall covered, o.1. open burning, o.2. organic coatings, o.3. ovens, industrial baking or drying, p.1. parade floats, p.2 places of assembly, r.1. radioactive materials, r.2. refrigeration equipment, s.1 spraying and dipping, t.2. tire storage, and w.1. Wood products.

**Section 6.6—General Provisions for Safety.**

- A. *UFC Section 901 is adopted and section 901.4.2 is adopted as amended as follows:*

**Section 901.4.2.1 Fire lane Marking.** Required fire lanes shall be marked as follows: All curbs shall be painted red on sides and top; curbs shall be labeled with 4-inch high white lettering at 25-foot intervals with the words “NO PARKING TOW AWAY ZONE”.

**Section 6.7—Fire Department Access**

- A. *UFC Article 9 is adopted and Section 902.1 is amended by adding an additional section as follows:*

**Section 902.1.1 Fire Department Access in Subdivisions.**

For the purpose of regulating U and R-3 occupancies, the provisions of Section 902 of the UFC shall apply to all land use applications.

**EXCEPTIONS:**

1. Short Subdivisions
2. Development permits for Single Family Dwellings, Manufactured, Mobile, and Modular Dwellings situated on an existing lot.
3. Large Lot Subdivisions.

- B. *UFC Section 902.2.1 is amended by deleting Exception No. 3.*
- C. *UFC Article 9 is adopted and Section 902 is amended as follows:*

**Section 902.2.2.3 Turning radius.** ~~The turning radius of fire apparatus access roads shall be as approved-~~ access roads shall be as follows: The turning radius of access roads for Residential shall be a minimum of 40 feet outside radius and 25 feet inside radius. The turning radius for Commercial shall be 48 feet outside radius and 35 feet inside. All turning radius dimensions shall be made to the edge of the roadway surface.

- D. *UFC Section 902 is adopted and Section 902.2.2.6 is amended as follows:*

**Section 902.2.2.6 Grade.** The gradient for a fire apparatus access road shall not exceed ~~the maximum approved~~ 12%.

**EXCEPTION:** Gradient of the fire apparatus access road may be increased up to 15% if all buildings are protected by an approved automatic fire sprinkler system. Gradients of fire apparatus access roads in excess of 15% will require the approval of the Kitsap County Fire Prevention Bureau.

- E. *UFC Section 902.2.4.1.1 is amended by adding an additional paragraph as follows:*

**Section 902.2.4.1.1 Medians, planters, and landscaping shall not reduce the required width of any portions of required access roads. Gates shall not be placed on access roads.**

**EXCEPTION:** Occupancies where the following conditions are met: Gates shall open by an approved rapid access system approved by the fire district. Electrically powered gates shall be able to be opened upon loss of power. Gates, when fully open, shall not provide less than a clear width of 14 feet.

## Section 6.8—Fire Hydrant Requirements

UFC Section 903.4.2 is amended by adding a new section as follows:

### **UFC Section 903.4.2.1 Fire Hydrant Requirements.**

#### **A. Hydrant location.**

Where fire flow requirements are imposed pursuant to Appendix III-A Section 5, fire hydrants shall be placed at maximum intervals as follows:

1. Where residential fire flow is required, every six hundred feet (600');
2. Where commercial or multi-family fire flow is required, every three hundred feet (300');
3. Where geographically or otherwise physically possible, the spacing intervals for hydrants shall commence at street intersections.

#### **B. Commercial and multi-family hydrant requirements.**

Where hydrants supply commercial or multi-family fire flows, a hydrant shall be placed not more than one hundred fifty feet (150') nor less than fifty feet (50') from the protected building.

#### **C. Fire hydrants.**

Fire hydrants shall meet the following requirements:

1. Shall conform to standards prescribed by the American Water Works Association and otherwise meet sound engineering practices;
2. Shall have an auxiliary gate valve sufficient to permit repair or replacement without disruption of water service;
3. Shall have a minimum five inch (5") main valve opening, two (2) two and one half inch (2½") outlets and a four and one half inch (4½") steamer/pumper port with a (5") five inch, one-quarter turn quick connect Storz adaptor; such outlets and port shall have National Standard Threads or other connection devices consistent with local fire protection authority requirements;
4. Shall stand plumb and be set to finished grade; the center of the lowest outlet shall be no less than eighteen (18") nor more than twenty-eight inches (28") above grade; there shall be not less than thirty-six inches (36") radius of clear area surrounding the outlets and control valve to permit the operation of a hydrant wrench; the steamer/pumper port shall face the street or, if there is no street, the most likely route of emergency approach;
5. Shall have "breakaway" features;
6. Shall be painted as follows:
  - a. Barrel: Any bright, highly visible color;
  - b. Tops: The required color for the tops of hydrants is specified in Table 6.8 C 6.



**Top of hydrant/ color**  
**Table 6.8.C.6**

<u>Galons per minute of flow (gpm)</u>	<u>Color of top</u>
<u>1,500 or more gpm</u>	<u>Blue</u>
<u>1000 - 1499 gpm</u>	<u>Green</u>
<u>500 - 999 gpm</u>	<u>Orange</u>
<u>499 or less gpm</u>	<u>Red</u>

7. Flush-type hydrants are not allowed except under unusual circumstances and then only with the specific approval of the Chief.
8. No material or item shall be placed or stored in proximity to a fire hydrant which would hinder the immediate observation of or access to the hydrant;
9. Reflectorized standard blue hydrant identification markers shall be placed on the access roadway to identify each hydrant. Markers shall be placed on the side nearest the hydrant 6" from the center line of the access roadway.

**D. No parking near fire hydrants.**

No person shall park any vehicle within fifteen feet (15') of a fire hydrant.

**E. Water main size requirements.**

New or replacement water mains which do or are intended to serve fire hydrants shall be six inches (6") nominal diameter minimum; Except, dead-end water mains over fifty feet (50') in length shall be eight inches (8") nominal diameter minimum. This subsection shall not impose main size requirements upon those public water systems for which fire flow requirements are imposed pursuant to Section 2.

**F. Water Mains.**

On new or replacement water distribution mains and water transmission mains within the water purveyors service area, where fire flow and fire storage is available, fire hydrants shall be provided at not less than 1,200 foot intervals to provide for transportation hazards.

**Section 6.9—Fire Alarm**

- A. *UFC Section 1007.2.1.1 is deleted and is replaced by the following:*

**When required.** An approved manual and automatic fire alarm system shall be provided in all Group A, B, F, M and S occupancies having 4,000 square feet or greater of total floor area. In addition, an approved manual, automatic or manual and automatic fire alarm system shall be provided in accordance with Section 1007.2.

**EXCEPTION:** The Chief may reduce requirements for the fire alarm system for buildings protected by an approved automatic sprinkler system.

B. *UFC Section 1007.3.3.6.1 is amended as follows:*

**Section 1007.3.3.6.1 General.** When required by the Chief, fire alarm systems shall be monitored by ~~an approved central, proprietary or remote station service; a U.L.-listed central monitoring station, or a local alarm which gives audible and visual signals at a constantly attended location.~~

## Section 6.10—Temporary Membrane Structures, Tents and Canopies

*UFC Article 32, Section 3203, is amended by the adding an additional section as follows:*

**UFC Article 32, Section 3203.** The permit application shall include location, the site, use, duration of use, flame spread or fire retardant treatments, manufacturer's installation requirements and any changes in the parking or site conditions pertaining to the installation.

## Section 6.11—Fire Flow Requirements for Buildings

A. *UFC Appendix III-A, Section 3.1 is amended as follows:*

**Section 3.1 Decreases.** Fire flow requirements may be modified downward by the Chief for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical. Commercial units shall be not less than that specified in Table No. A-III-A-1 for a duration of two hours in all cases. Provided, that in Table A-III-A-1 for Construction Type V-N, the total fire area in square feet is revised by deleting up to 3,600. Exception: The amount shown in Table A-III-A-1 may be reduced up to 75% where the proposed automatic sprinkler system has been designed and stamped by a licensed engineer and reviewed and approved by a survey and rating bureau. The amount shown in Table A-III-A-1 may be reduced up to 50% where the proposed system has been designed and stamped by a licensed engineer. In no case shall the fire flow be less than 1,500 gallons per minute.

B. *UFC Appendix Chapter III-A is adopted and section 4.2 is amended by the following:*

**Section 4.2 Area Separation.** Portions of buildings which are separated by no more than two four-hour separation walls constructed in accordance with the Building Code, without openings and provided with a 30-inch (762 mm) parapet, are allowed to be considered separate fire areas. No more than two separate fire areas can be created between the four-hour separations by a two-hour separation wall constructed in accordance with the UBC.

C. *UFC Appendix III-A, Section 5.1 is deleted and replaced with the following section:*

**Section 5.1 One and Two-family dwellings.** For the purpose of regulating U and R-3 occupancies, the provisions of this Section of the UFC shall apply to all land use applications

### **EXCEPTIONS:**

1. Short Subdivisions
2. Permits for Single Family Dwellings, Manufactured, Mobile, and Modular Dwellings situated on an existing lot.
3. Large Lot Subdivisions.

The minimum fire flow and flow duration requirements for one and two-family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.

**EXCEPTION:** In areas where full fire flow is impractical, a residential sprinkler system may be substituted.

E. *UFC Table A-III-A-1 is adopted as amended in Appendix D of this ordinance.*

## Chapter 7 Plumbing Code Amendments

### Section 701—Application for Permit.

**Application for Permit.** Any person legally entitled to apply for or receive a permit shall make such application on forms provided for that purpose. A description of the character of the work proposed, the location, ownership, occupancy and use of the premises shall be provided. The Building Official may require plans, specifications or drawings and such other information deemed necessary. Permits shall be issued to persons certificated pursuant to RCW 18.106;

**EXCEPTION:** The owner of real property may obtain a permit to perform plumbing or drainage work.

After the Administrative Authority determines that the plans, specifications, drawings, descriptions or information furnished by the applicant are in compliance with the UPC and other related adopted codes, and the required fees have been received, plumbing permit shall be issued.

### Section 702—Deleted Section.

*UPC Section 10.3.5.4.1. is hereby deleted*

## Chapter 8 Abatement of Dangerous Buildings

### Section 8.1—Chapter Nine

- A. The Uniform Code for the Abatement of Dangerous Buildings (DBC) 1997 Chapter 9 is amended by deleting Section 908(a) and (b) and replacing with the following:

**Section 908(a). Assessment.** Upon certification of the assessment amount being due and owing, the county treasurer shall enter the amount of the assessment upon the tax rolls against the property for the current year and the same shall become a part of the general taxes for that year to be collected at the same time and with interest at such rates and in such manner as provided for in RCW 84.56.020, as now or hereafter amended, for delinquent taxes, and when collected to be deposited to the credit of the general fund of the County.

**Section 908(b). Priority.** The assessment shall constitute a lien against the property which shall be of equal rank with state, county and municipal taxes.

- B. DBC Sections 901, 902, 903, 904 and 905 are deleted and replaced with the following:

**Section 901(a).** The Director of Public Works shall keep an itemized accounting of the expenses incurred by the Department of Public Works in the course of repair or demolition of any building pursuant to the provisions of Section 701.3 Item 3 of this code. Upon completion of the demolition or repair work as ordered the Director of Public Works shall forward to the Kitsap County Department of Community Development (DCD) a report specifying the work performed and the itemized cost of such work and the legal description of the property upon which the work was performed.

**Section 901(b).** Upon receipt of said report, DCD shall prepare and forward to the legal owner of the said property an itemized billing of the total cost for the repair or demolition as required by Section 701.3 Item 3 of this code. Such billing shall be sent by certified mail, postage prepaid, addressed to the owner as the owner's name and address appear on the last equalized tax roll of the County of Kitsap. Said bill shall be due and payable within sixty (60) days of receipt.

**Section 901(c).** The owner, upon receipt of said billing may file a written appeal to the Board of County Commissioners within thirty (30) days. Said appeal shall contain the legal description of the property and the basis for the appeal. The Board shall schedule said hearing within thirty (30) days and shall uphold the appeal, deny the appeal or modify the billing as they may determine. Within thirty (30) days of the decision of the Board the balance of the billing due to the County shall become due and payable and if unpaid shall become a special assessment against the property as a lien.